

Average
\$14.82/SF/YR,
NNN

Great location—quaint
commercial district

Year Built: 1951
Approx. 1,032 sq. ft.

On-street parking
with public parking
nearby

95 percent occupancy
in surrounding area

Next to public plaza

Outdoor seating
options

Near transit

For LEASE

Commercial Space in the Heart of Downtown Beaverton



12590 SW Broadway Street, Beaverton, OR 97005



Features Include: Located in the downtown core between two major thoroughfares in the center of the walkable business district, this property is prime for restaurant retail. The area services a population of more than 100,000 and nearly 70,000 employees. The district boasts a burgeoning ethnic food niche along with a seasonal farmers market that draws more than 20,000 visitors each week.

Incentives: The property is within the City of Beaverton's urban renewal district and enterprise zone boundary. Additional incentives include:

- Storefront improvement matching grant and low-interest loan program
- Active Downtown Association
- Business Assistance Program
- Programmed activities year-round promoting the downtown and bringing customers to the district

For more information, please contact Amy Koski at 503-526-2631 or akoski@BeavertonOregon.gov



Beaverton, OR Downtown Retail Opportunities

Located seven miles west of Portland, the City of Beaverton is Oregon's sixth largest city, with a population of over 90,000 residents. Its family-friendly atmosphere includes well-planned residential neighborhoods, over 1,000 acres of park space and a vibrant downtown. The City's Main Street program recently established the Beaverton Downtown Association (BDA) to enhance downtown's role as the cultural and economic heart of Beaverton. With ample market demand and support for small businesses from the City, Downtown Beaverton is an ideal location for new and expanding businesses in the Portland region.

Top 5 Reasons to Locate in Downtown Beaverton

Retail Trade Area: 9-Minute Drive



1 Strong Target Markets

- Retail trade area of 200,000 residents and 80,000 households
- Trade area is projected to add 12,000 residents and 5,000 households over next five years
- Over 16,000 employees work within one mile of downtown

2 Expanding Retail Demand

- Market analysis shows potential demand for an additional 400,000 square feet of retail space in the trade area by 2017

3 Ongoing Downtown Activity

- Beaverton Farmer's Market attracts up to 20,000 visitors weekly
- Forty-four downtown businesses participate in monthly First Friday events, with extended hours, entertainment, tastings, demonstrations and discounts
- Over 400 housing units are planned or proposed for downtown

4 Development Opportunities

- Downtown spaces available and ready for new retailers
- Key business niches to be filled include casual dining, healthy/vegetarian cuisine, a brewpub, a bookstore, unique apparel stores and a gourmet grocer

5 Business Assistance

- Storefront improvement loans and grants matching investments up to \$20,000
- No onsite parking requirement for commercial development
- Free on-street and downtown parking for shoppers and employees



For more information, please contact: Amy Koski
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